



## EXHIBITS

<b>Project Name:</b> Avana Ridge Preliminary PUD		<b>Project Number:</b> LUA15-000894, ECF, PPUD	
<b>Date of Hearing</b> 5/10/16	<b>Staff Contact</b> Rocale Timmons Senior Planner	<b>Project Contact/Applicant</b> Justin Lagers Avana Ridge, LLC 9675 SE 36th St, Ste 105; Mercer Island, WA 98040	<b>Project Location</b> 17249 Benson Rd S Renton, WA

**The following exhibits were entered into the record:**

- Exhibit 1      ERC Report
- Exhibit 2      Site Plan
- Exhibit 3      Landscape Plan
- Exhibit 4      Elevations
- Exhibit 5      Grading Plan
- Exhibit 6      Geotechnical Report, prepared by Earth Solutions NW (dated December 21, 2015)
- Exhibit 7      Coal Mine Hazard Study, prepared by Icicle Creek Engineers (dated March 22, 2004)
- Exhibit 8      Coal Mine Hazard Study, prepared by Icicle Creek Engineers (dated January 20, 2009)
- Exhibit 9      Drainage Report, prepared by D.R. Strong (dated December 28, 2015)
- Exhibit 10     Supplemental Stream Study, prepared by Sewell Wetland Consulting (dated December 22, 2015)
- Exhibit 11     Conceptual Stream Mitigation Plan prepared by Sewell Wetland Consulting (December 28, 2015)
- Exhibit 12     Habitat Data Report, prepared by Sewell Wetland Consulting (dated December 22, 2015)
- Exhibit 13     Arborist Report, prepared by Greenforest Inc. (dated December 16, 2015)
- Exhibit 14     Tree Retention Plan
- Exhibit 15     Traffic Impact Analysis (TIA), prepared by TraffEx (dated February 2, 2016)
- Exhibit 16     Public Comment Letters/Emails
- Exhibit 17     Independent Secondary Review – Traffic Study, prepared by TenW (dated March 21, 2016)
- Exhibit 18     Response Memo - Independent Secondary Review, prepared by Traffex (dated March 26, 2016)
- Exhibit 19:     Staff Recommendation to the Hearing Examiner, dated May 3, 2016
- Exhibit 20:     SEPA Determination and Mitigation Measures (dated April 11, 2016)
- Exhibit 21:     CI 73 – Residential Building Height
- Exhibit 22:     Elevation Perspectives
- Exhibit 23:     Transportation Concurrency

**ENVIRONMENTAL REVIEW COMMITTEE REPORT**

**ERC MEETING DATE:** April 11, 2016

**Project Name:** Avana Ridge PUD

**Project Number:** LUA15-000894, PPUD, ECF

**Project Manager:** Rocale Timmons, Senior Planner

**Owner:** Avana Ridge, LLC; 9675 SE 36<sup>th</sup> St, Ste 105; Mercer Island, WA 98040

**Contact:** Justin Lagers; Avana Ridge, LLC; 9675 SE 36th St, Ste 105; Mercer Island, WA 98040

**Project Location:** 17249 Benson Rd S

**Project Summary:** The applicant is requesting a Preliminary Planned Urban Development and Environmental (SEPA) Review for the construction of a multi-family development containing 74 units in two 4-story structures. The vacant 3.78 acre site is located within the Residential Multi-Family (RM-F) zoning classification and the Residential High Density (RHD) land use designation. The development would be comprised of two separate multi-family residential structures resulting in a density of 20.21 du/ac. The subject site is fronted by three public rights-of-way: SE 172nd St, Benson Rd S (108th Ave SE) and Benson Drive S (SR-515). The applicant proposes one entrance off of SE 172<sup>nd</sup> St between the proposed buildings, and another entrance off of Benson Road S. There is an unnamed stream, classified Ns, bisecting the site which runs from east to west. Pursuant to RMC 4-3-050, the applicant is proposing impacts to the stream buffer through buffer averaging. Additionally, the site contains critical slopes and Coal Mine Hazards. The Preliminary PUD would be used to vary street, building height, parking, design, open space, and retaining wall standards. The applicant has proposed to provide buffer enhancement as part of the proposed PUD public benefit, along with the construction of enhanced open space, pedestrian amenities, and landscaping.

**Site Area:** 164,827 SF

**Total Building Area GSF:** 92,899 SF

**STAFF RECOMMENDATION:** Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



**EXHIBIT 1**

**Full Document  
Available upon Request**

*Project Location Map*

*ERC Report\_Avana Ridge PPUD\_15-000894.pdf*

PROJECT  
AVANA RIDGE  
PLANNED URBAN  
DEVELOPMENT  
10816 SE 172nd  
STREET, RENTON, WA  
98055

CLIENT  
AVANA RIDGE, LLC

PROJECT CODES  
PLANNED URBAN DEVELOPMENT  
BUSINESS PLAN  
LIC000046  
LIC00004

DATE  
10/1/2014

DESIGN  
CHECKED  
PROJECT NO.  
SHEET TITLE

SITE PLAN PUD

SCALE: PLANNED URBAN DEVELOPMENT

A1

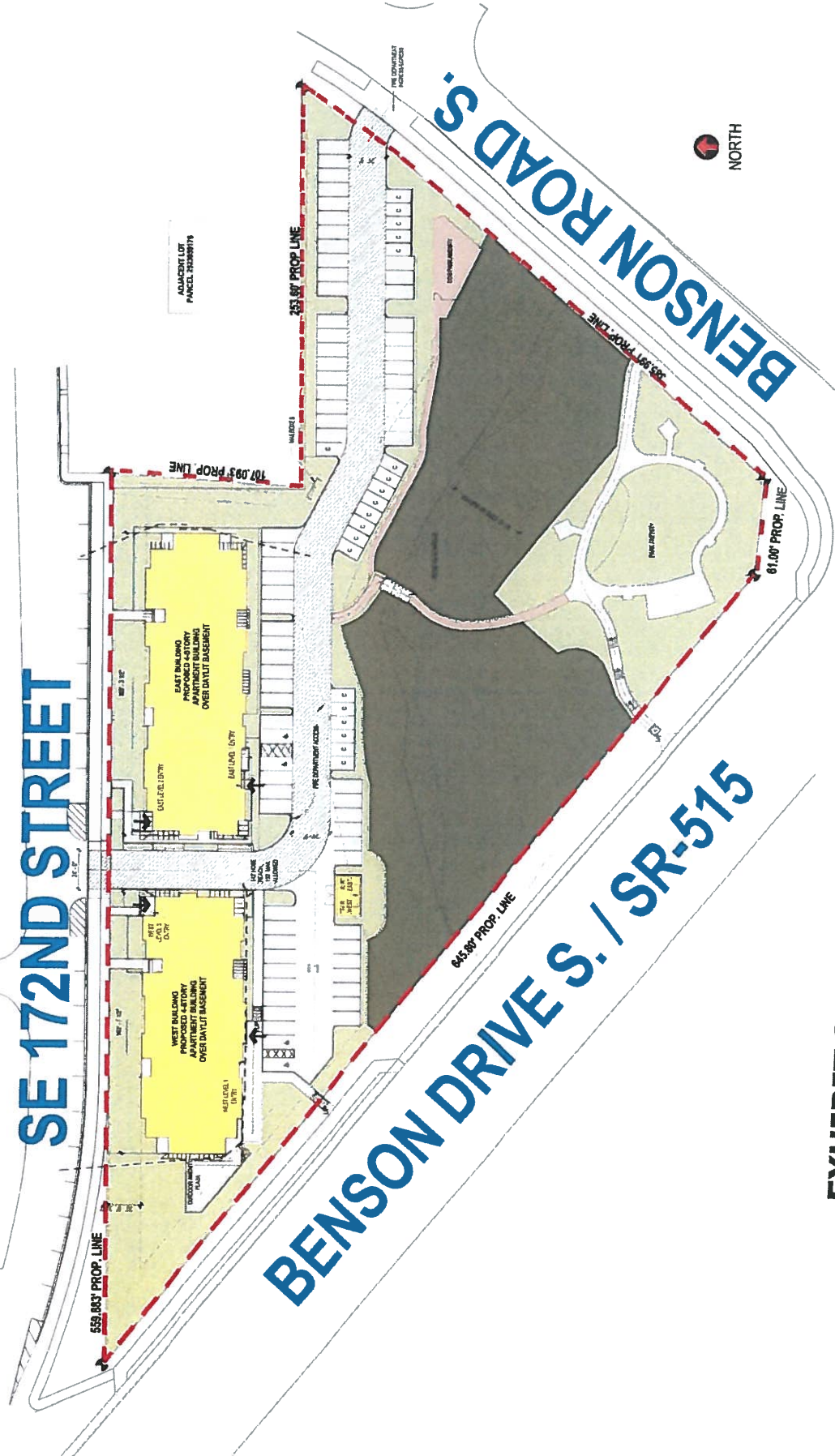


EXHIBIT 2





SE 172ND STREET

BENSON DRIVE S. / SR-515

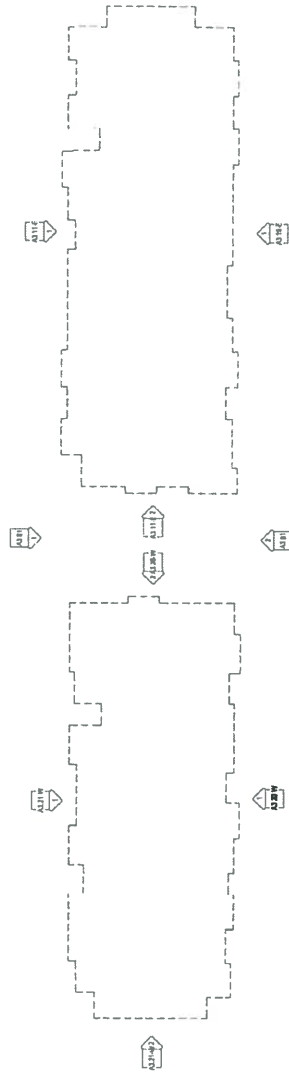
BENSON ROADS.



- LANDSCAPE LEGEND
- PROPOSED GRASS TURF AREA
  - PROPOSED PLAYING AREA (TREES, SHRUBS, & GRASSCOVER)
  - PROPOSED 10-15' WIDE STREET FRONTAGE LANDSCAPING
  - PROPOSED PARKING LOT INTERIOR LANDSCAPING
  - UNDISTURBED VEGETATION

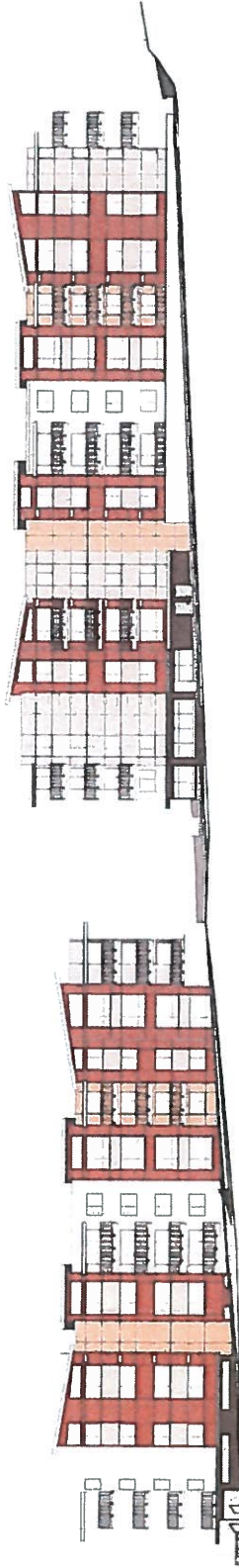
NOTE: SEE SHEET L12 FOR PLANT LIST, NOTES, AND DETAILS

EXHIBIT 3



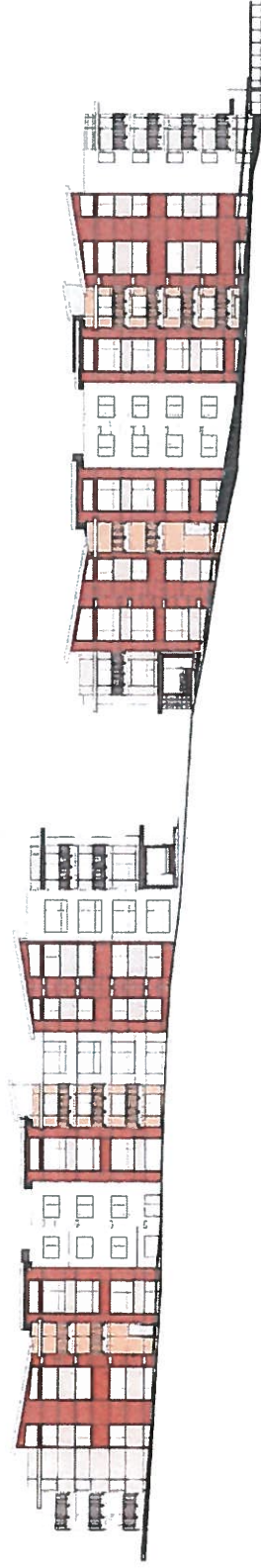
KEY PLAN OVERALL ELEVATION  
SCALE: 3/8" = 1'-0"

A A5 B C C2 C3 C6 C8 D D5 E E F F3 F6 G H H1 H3 H6 I I5 J J2 J3 J6 J8 K K5 L M N N5 O



OVERALL SITE - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

O N5 N M L K5 K J8 J6 J3 J2 J J I I5 I H3 H1 H G F6 F3 F E D5 D C8 C6 C3 C2 C B A5 A



1

OVERALL SITE - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"









Geotechnical Engineering  
Geology  
Environmental Scientists  
Construction Monitoring



**Full Document  
Available upon Request**

**GEOTECHNICAL ENGINEERING STUDY  
AVANA RIDGE  
10615 SOUTHEAST 172nd STREET  
RENTON, WASHINGTON**

**ES-4147**

**EXHIBIT 6**

1805 - 136th Place N.E., Suite 201 Bellevue, WA 98005  
(425) 449-7704 Fax (425) 449-4711  
[www.earth-solutions-nw.com](http://www.earth-solutions-nw.com)

**Full Document  
Available upon Request**

**Report  
Geological Engineering Services  
Coal Mine Hazard Assessment  
Cugini Property – Northwest Parcel  
Renton (King County), Washington**

**March 22, 2004  
Project No. 0336-004**

**Prepared For:  
Alex Cugini**

**Prepared By:  
Icicle Creek Engineers, Inc.**

**EXHIBIT 7**



**Full Document  
Available upon Request**

**Report  
Geotechnical Engineering Services  
Proposed Property Development  
Springbrook Ridge  
King County Tax Parcel Nos.  
2923059009 and 2023059148  
Renton, Washington**

**January 26, 2009  
Project No. 0336-004**

**Prepared For:  
Alex Cugini**

**Prepared By:  
Icicle Creek Engineers, Inc.**

**EXHIBIT 8**

---

**Preliminary Technical Information Report  
(TIR)**

for

**AVANA RIDGE PUD**

**17249 Benson Road S and 10615 SE 172<sup>nd</sup> Street Renton, Washington**



*12.29.2015*

---

**DRS Project No. 15088**  
**Renton File No. PRE15-000611**

*Owner/Applicant*

Avana Ridge, LLC  
9725 SE 36<sup>th</sup> Street, Suite 214  
Mercer Island, Washington 98040

*Report Prepared by*

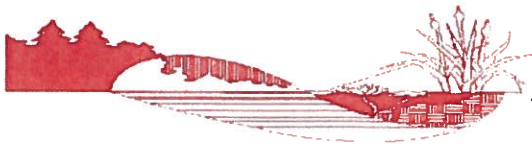


D. R. STRONG Consulting Engineers, Inc.  
620 7<sup>th</sup> Avenue  
Kirkland WA 98033  
(425) 827-3063

**Report Issue Date**  
December 28, 2015

**EXHIBIT 9**





## **Sewall Wetland Consulting, Inc.**

PO Box 880  
Fall City, WA 98024

Phone: 253-859-0515

**Full Document  
Available upon Request**

December 22, 2015

Justin Lagers  
Avana Ridge, LLC  
9675 SE 36<sup>th</sup> Street, Suite 105  
Mercer Island, WA

RE: Wetland and Supplemental Stream Study – Avana Ridge PUD  
City of Renton, Washington  
SWC Job #15-159

Dear Justin,

This report describes our observations of jurisdictional wetlands, streams and buffers on or within 100' of the proposed Avana Ridge PUD project in the City of Renton, Washington (the "site").

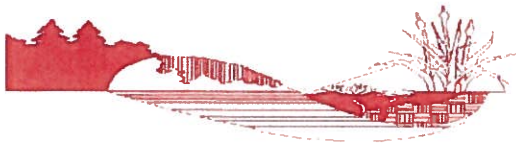


*Above: Vicinity Map of site*

**EXHIBIT 10**







## **Sewall Wetland Consulting, Inc.**

PO Box 880  
Fall City, WA 98024

Phone: 253-859-0515

**Full Document  
Available upon Request**

December 22, 2015

Justin Lagers  
Avana Ridge, LLC  
9725 SE 36<sup>th</sup> Street, Suite 214  
Mercer Island, Washington 98040

RE: Habitat Data Report – Avana Ridge  
City of Renton, Washington  
SWC Job #15-159

Dear Justin,

This report is in reference to the City of Renton's requirements for a Habitat Assessment for the Avana Ridge project.



*Above: Vicinity Map of site*

**EXHIBIT 12**



# Greenforest Incorporated

---

**Full Document  
Available upon Request**

December 16, 2015

Justin Lagers  
Avana Ridge, LLC  
9675 SE 36th St., Suite 105  
Mercer Island, WA 98040

RE: Tree Inspection; Avana Ridge PPUD, Parcel Nos. 292305-9148, -9009; Renton WA

Dear Mr. Lagers:

You contacted me and contracted my services as a consulting arborist. My assignment is to inspect and assess the condition of surveyed trees at the above referenced site. I received a topographic survey of the site from DR Strong Consulting Engineers, showing the locations of the surveyed trees. I visited the site on 10/15/15 and inspected the trees, which are the subject of this report.

Neither parcel is developed. The site has a SW aspect with a stream delineated through the center of the site, east to west. Both parcels are covered in native vegetation, predominately deciduous tree species with moderate to dense lower understory.

## TREE INSPECTION

My inspection is limited to visual observation from the subject parcels and the rights-of-way. Both health and structure were evaluated. A tree's structure is distinct from its health. Structure is the way the tree is put together or constructed, and identifying obvious defects can be helpful in determining if a tree is predisposed to failure. Health addresses disease and insect infestation.

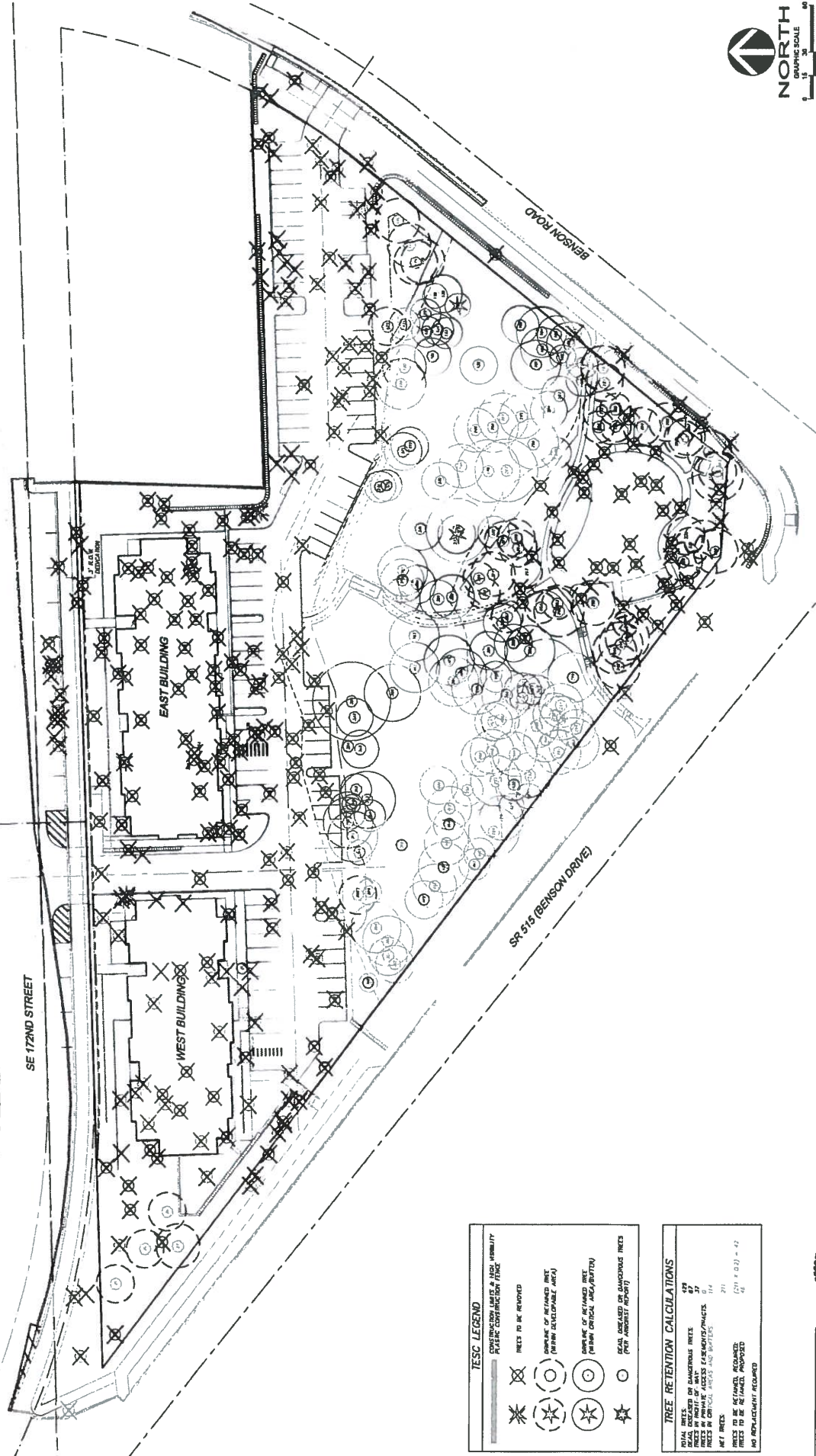
No invasive procedures were performed on any trees. The results of this inspection are based on what is visible at the time of the inspection. I identified the species of each tree, confirmed trunk diameter (DBH), estimated average dripline and rated the condition of each tree.

Bigleaf maples on this site have a wide age and size range. The largest and oldest maple trees are generally in the poorest condition. A handful of bitter cherry are scattered throughout the site, and all are viable. Black cottonwoods dominate the site in numbers, and there are far more younger cottonwoods than older. The oldest and larger trees are in better condition overall. Many of cottonwoods as edge trees lean excessively away from the stand. Nearly all the smaller cottonwoods are very slender. Although they are healthy and have no visible defects, their trunks are too tall for



SW 1/4 SECTION 29, TOWNSHIP 23 N, RANGE 5 E, W.M.

# AVANA RIDGE



**TREC LEGEND**

	REMOVAL AFTER A NEW UTILITY EXISTING CONSTRUCTION FINISH
	TREES TO BE REMOVED
	SHRUBS OF RETAINED TREE (WITH DEVELOPABLE AREA)
	SHRUBS OF RETAINED TREE (WITH CRITICAL AREA/BUFTON)
	REAL DISEASED OR DAMAGED TREES (PER ARBORIST REPORT)

**TREE RETENTION CALCULATIONS**

FINAL TREES	429
TREES REMOVED BY CONTRACTORS	97
TREES TO BE RETAINED	332
TREES TO BE REMOVED AFTER 1 YEAR	0
TREES TO BE RETAINED PROPOSED	332
TREES TO BE REPLACED PROPOSED	0
NO REPLACEMENT REQUIRED	332



**D.R. STRONG**  
CONSULTING ENGINEERS  
12345 Main Street  
Minneapolis, MN 55401  
811  
Call 811 for Utility Location

DATE	BY	DATE	APPRO	AS NOTED

AVANA RIDGE PUD  
TREE RETENTION & LAND CLEARING PLAN  
12.28.18  
D.R. STRONG  
CONSULTING ENGINEERS  
12345 Main Street  
Minneapolis, MN 55401  
811  
Call 811 for Utility Location

## EXHIBIT 14

DRS PROJECT NO. 15088

A-NNNNAA

**AVANA RIDGE APARTMENTS  
REVISED TRAFFIC IMPACT ANALYSIS**

**CITY OF RENTON**

**Prepared for**

**Avana Ridge, LLC  
9675 SE 36th St Suite 105  
Mercer Island, WA 98040**

**Prepared by**



**11410 N.E. 124<sup>th</sup> St., #590  
Kirkland, Washington 98034  
Telephone: 425.522.4118**

**February 2, 2016**



**Full Document  
Available upon Request**

Exhibit #16.	Last name	Fist Name	Date	Letter/Email	Neighborhood Traffic	Benson Traffic	172nd St Entrance	172nd Street Improvements	Noise	Neighborhood Ped. Improven	Home Values	Crime	Hearing/Timeline	Parking	Drainage	Open Space	Animal Habitat	Critical Areas (wetlands/stream)
a	Hiranaka	Daniel	1/31/2016	E		X	X	X										
b	Radtke	Juli and Mike	1/31/2016	E	X		X		X	X	X	X						
c	Moss	Molly	1/31/2016	E	X		X		X									
d	Ridenour	Daniel	1/31/2016	E	X		X		X									
e	Brooker	Emily	1/31/2016	E	X		X											
f	Goods	Doug	1/31/2016	E	X	X	X	X				X						
g	Byrnes	Genevieve	2/1/2016	E	X				X			X						
h	Miller	Jerry	2/1/2016	E	X				X				X					
i	Yadock	Wendy	2/1/2016	E	X	X	X	X										
j	Heine	Molly	2/1/2016	E			X		X									
k	Cantu	Caryn	2/1/2016	E	X		X		X		X			X				
l	Reitz	Phillip	2/1/2016	E	X	X						X		X	X			
m	Gray	Andrew	2/1/2016	E			X									X		
n	McMullin	Kimmie	2/1/2016	E			X		X			X						
o	Murphy	Rhonda Rae	2/1/2016	E	X			X	X									
p	Hanawalt	Jody	2/1/2016	E			X	X					X				X	
q	Skulstad	Paul	2/2/2016	E		X				X								
r	Faas	Mark	1/30/2016	E	X	X	X											
s	Cramton	Dawn	1/30/2016	E	X	X	X											
t	Hanawalt	Jody	2/7/2016	E									X					
u	Miller	Jerry	4/4/2016	L	X	X	X											
v	Yadock	Wendy	4/5/2016	E	X	X	X											
w	Cantu	Caryn	4/6/2016	E	X	X							X			X	X	
x																		
y																		
z																		

## MEMORANDUM

**DATE:** March 21, 2016  
**TO:** Rocale Timmons, City of Renton - Current Planning, Senior Planner  
**FROM:** Michael Read, PE, Principal, TENW  
**SUBJECT:** Avana Ridge Traffic Impact Study – Peer Review  
TENW Project No. 3462

---

This memorandum documents my review of the *Avana Ridge Apartments Revised Traffic Impact Study*, February 2, 2016, prepared by TraffEx, site plan and site access/frontage improvement plans prepared by DRS Consulting Engineers, and field work conducted in February 2016 related to existing site frontage conditions, available sight distance, and a general field conditions to address trip distribution questions outlined by the City of Renton.

### Avana Ridge TIS Peer Review

The following is a general list of assumptions, methods, and conclusions I have verified or recommend verification and or modification in review of the *Avana Ridge Apartments Revised TIS*, February 2016:

- The study applies standard trip generation rates as published by the Institute of Transportation Engineers in the Trip Generation Manual, 9<sup>th</sup> Edition, consistent with standard practice.
- The trip distribution assumptions appear reasonable in general, although the overall total in Figure 4 only indicates 99%. The total number of trips during the p.m. peak hour however, appear to be distributed to the proposed site access driveways. Given a majority of trips are expected to be distributed to/from the south, the "equitable distribution" of estimated trips currently assumed entering the site from SR 515 seems unlikely given that a majority of parking access will be accessed via the driveway onto Benson Road. A directional split should be identified between these two access points that reflects the "circuitous route" afforded by SE 172<sup>nd</sup> Street versus the direct site entry onto Benson Road for both entering and exiting traffic. Also, the trip distribution figure should be adjusted to better indicate the actual location of the entry driveway onto SE 172<sup>nd</sup> Street (immediately east of 106<sup>th</sup> Avenue SE).
- Related to trip assignment, existing a.m. and p.m. peak hour traffic counts between SE 172<sup>nd</sup> Street and 108<sup>th</sup> Avenue SE should be balanced. In general, reported traffic counts at the proposed site access location are directionally higher along Benson Road at 108<sup>th</sup> Avenue SE. Traffic operational analysis should consider the worse-case scenario and given the intersection

Mr. Justin Lagers  
Avana Ridge, LLC  
9675 SE 36th St. Suite 105  
Mercer Island, WA 98040

March 26, 2016

Re: Avana Ridge Apartments – City of Renton  
Memorandum - Revisions to TIA per Peer Review

Dear Mr. Lagers:

The purpose of this memo is to provide revisions to the Avana Ridge Traffic Impact Analysis per the recommendations in the March 21, 2016 Peer Review Memo prepared by TENW. The recommendations dealt with:

- revising trip distribution and assignment due to a restricted site driveway access to SE 172<sup>nd</sup> St. and also the shorter trip length using the Benson Rd. driveway for south oriented trips
- balancing traffic volumes between intersections
- revising level of service calculations due to new trip distribution
- evaluating traffic queues on Benson Rd. from the SR 515/Benson Rd. intersection
- evaluating left turn lane warrants into the site access driveway from Benson Road.

#### Trip Distribution and Assignment

Figures R1 and R2 show the revised trip distribution and assignment of site generated traffic in the AM and PM peak hours. The revisions reflect a restricted access to SE 172<sup>nd</sup> St. allowing only left turns into the site and right turns out of the site. A careful design of the site access driveway should effectively eliminate most site generated trips to the west on SE 172<sup>nd</sup> St. and to the north on 106<sup>th</sup>, 105<sup>th</sup> and Cedar Ave. Also, site generated trips oriented to the south were assigned to the Benson Rd. driveway since it provides a shorter route to SR 515 than the driveway to SE 172<sup>nd</sup> Street.



Denis Law  
Mayor



April 15, 2016

Community & Economic Development Department  
C.E. "Chip" Vincent, Administrator

Washington State  
Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

**Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION**

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on April 11, 2016:

**SEPA DETERMINATION:** Determination of Non-Significance Mitigated (DNSM)  
**PROJECT NAME:** Avana Ridge PUD  
**PROJECT NUMBER:** LUA15-000894, PPUD, ECF

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 29, 2016,** together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Rocale Timmons".

Rocale Timmons  
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division  
Boyd Powers, Department of Natural Resources  
Karen Walter, Fisheries, Muckleshoot Indian Tribe  
Melissa Calvert, Muckleshoot Cultural Resources Program  
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region  
Larry Fisher, WDFW  
Duwamish Tribal Office  
US Army Corp. of Engineers

**Full Document  
Available upon Request**

**EXHIBIT 20**

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-73 - REVISED

**Full Document  
Available upon Request**

**MUNICIPAL  
CODE SECTIONS:** 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

**REFERENCE:**

**SUBJECT:** Residential Building Height (RC thru RMF)

**BACKGROUND:** **Erratum Statement:** CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof; and
2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.

Full Document  
Available upon Request

# EXHIBIT 22



WEST BUILDING FACING NORTHWEST  
SCALE



WEST BUILDING FACING SOUTHWEST  
SCALE



WEST BUILDING FACING SOUTHEAST  
SCALE



WEST BUILDING FACING NORTHEAST  
SCALE

1735 westlake avenue north, suite 200, seattle, wa 98109  
206.365.1230 | www.groupparchitect.com

groupparchitect

PROJECT: AVANA RIDGE PLANNED URBAN DEVELOPMENT

10616 SE 172nd STREET, RENTON, WA 98055

CLIENT: AVANA RIDGE, LLC

PROJECT TYPE: PLANNED URBAN DEVELOPMENT

DATE: 10/20/2018

SHEET DATE: 10/20/2018

REVISIONS:

DRAWN: J. HARRIS  
CHECKED: J. HARRIS  
DATE: 10/20/2018

ZONING CODE: COM-1  
COMPLIANCE: WEST BUILDING

SCALE: BUILDING PER


A0.06



## M E M O R A N D U M

DATE: January 11, 2016

TO: Rocale Timmons, Senior Planner

FROM: Brianne Bannwarth, Development Engineering Manager 

SUBJECT: Traffic Concurrency Test – Avana Ridge East and West;  
File No. B15008865 and B15008867

The applicant is requesting Building Permits for two apartment buildings under separate building permits. Avana Ridge East is 40 units (Permit No. B15008865) and Avana Ridge West is 34 units (Permit No. B15008867). The subject site is located at 10619 SE 1725nd Street. The vacant site is located within the Residential Multi-Family zoning classification.

The proposed development would generate approximately 572 net new average weekday daily trips. During the weekday AM peak hour, the project would generate approximately 40 net new trips (8 inbound and 32 outbound). During the weekday PM peak hour, the project would generate approximately 58 net new trips (38 inbound and 20 outbound). The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Traffic Concurrency Test Criteria	Pass
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	